063.0	0004	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,321,000	/	1,321,000
USE VALUE:	1,321,000	/	1,321,000
ASSESSED:	1,321,000	/	1,321,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		RUSSELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONEGAN GEOFFREY & IDIL
Owner 2:	
Owner 3:	
Street 1:	39 RUSSELL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRANAGH KING AND QUINN LLC -
Owner 2:	-
Street 1:	PO BOX 292
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 16,335 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1865, having primarily Asbestos Exterior and 2897 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	16335.000	678,000	6,000	637,000	1,321,000
Total Card	0.375	678,000	6,000	637,000	1,321,000
Total Parcel	0.375	678,000	6,000	637,000	1,321,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.99 | /Parcel: 455.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	678,800	6000	16,335.	637,000	1,321,800	1,321,800	Year End Roll	12/18/2019
2019	104	FV	495,000	6000	16,335.	637,000	1,138,000	1,138,000	Year End Roll	1/3/2019
2018	104	FV	495,000	6000	16,335.	427,700	928,700	928,700	Year End Roll	12/20/2017
2017	104	FV	431,700	6000	16,335.	409,500	847,200	847,200	Year End Roll	1/3/2017
2016	104	FV	431,700	6000	16,335.	373,100	810,800	810,800	Year End	1/4/2016
2015	104	FV	342,500	6000	16,335.	300,300	648,800	648,800	Year End Roll	12/11/2014
2014	104	FV	342,500	6000	16,335.	268,500	617,000	617,000	Year End Roll	12/16/2013
2013	104	FV	355,100	6000	16,335.	254,800	615,900	615,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5518

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRANAGH KING AN	67596-571		7/11/2016		1,220,000	No	No		
BOTTERIO ROBERT	62812-515		10/21/2013		850,000	No	No		
KANE TIMOTHY	26891-213		12/9/1996		75,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2019	443	Wood Dec	5,000	C				
10/26/2018	1611	Redo Bat	15,500					
10/12/2017	1340	Heat App	7,500	C				
7/14/2017	893	Inter Fi	83,000	O				
3/27/2015	259	Re-Roof	6,850					Strip and re-roof.
8/14/2001	558	Temp Ten	750	C				
3/15/1995	110	Manual	1,500					REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	CC	Chris C
3/24/2009	Meas/Inspect	163	PATRIOT
11/8/1999	Inspected	267	PATRIOT
10/5/1999	Measured	163	PATRIOT
7/27/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		16335		Sq. Ft.	Site		0	70.	0.56	11									637,039						637,000	

Total AC/HA: 0.37500 | Total SF/SM: 16335 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 637,039 | Spl Credit | Total: 637,000

PRINT

Date	Time
12/10/20	20:24:00

LAST REV

Date	Time
09/13/19	10:46:51

apro

!5518!

USER DEFINED

User Acct	40985
GIS Ref	
GIS Ref	
Insp Date	11/12/18
Prior Id # 1:	40985
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1865	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	2	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01244390
Const Adj.:	0.94614303
Adj $ / SQ:	162.846
Other Features:	146016
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	760112
Depreciation:	82092
Depreciated Total:	678020

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	4	2	
Totals			
2	11	5	

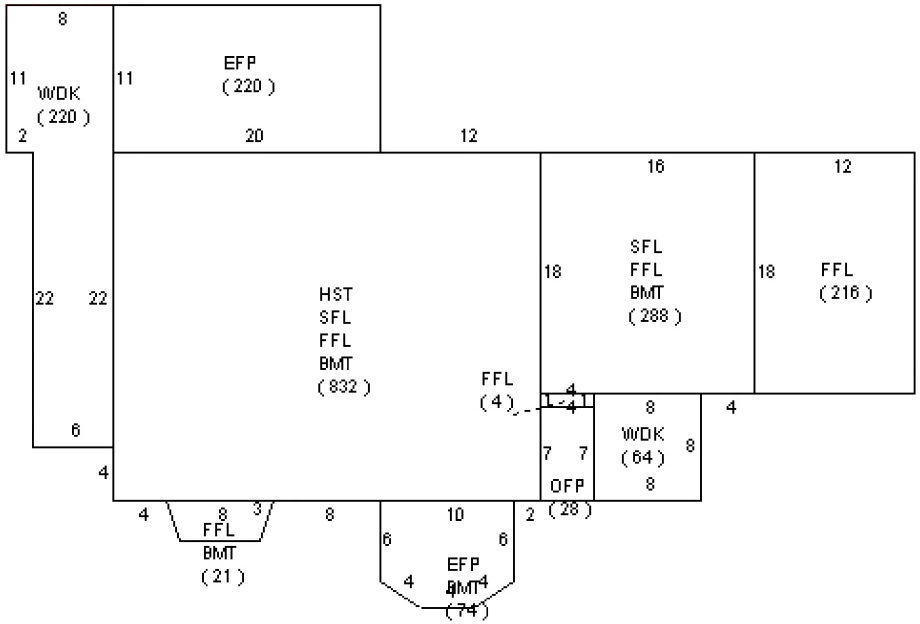
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.13
Special Features:	0	Val/Su Net:	143.70
Final Total:	678000	Val/Su SzAd	234.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,361	162.850	221,633
BMT	Basement	1,215	48.850	59,357
SFL	Second Floor	1,120	162.850	182,387
HST	Half Story	416	162.850	67,744
EFP	Enclos Porch	294	34.520	10,149
WDK	Deck	284	9.010	2,558
OFP	Open Porch	28	41.630	1,166
	Net Sketched Area:	4,718	Total:	544,994
Size Ad	2897	Gross Are	5134	FinArea 2897

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	A	AV	1915	20.68	T	40	104			5,500			5,500
2	Frame Shed	D	Y	1	12X8	A	AV	1950	0.00	T	40	104						
19	Patio	D	Y	1	20X12	A	AV	1960	3.81	T	40.8	104			500			500

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000